

PREPARED BY:
 MARK B. MIESSE, ATTORNEY
 7518 Enterprise Avenue
 Germantown, TN 38138
 2036816

94-759.3900

MAR 6 1 18 PM '03

BK 439 PG 287
 W.E. DAVIS CH. CLK.

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **February, 2003** between **Summerset Homes, Inc., a Tennessee Corporation**, GRANTOR(s), and **Kippie L. Allen**, GRANTEE(s).

and *Donald M. Jeter and Karon A. Jeter joint tenants with full rights of survivorship
 WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Olive Branch**, County of **Desoto**, State of Tennessee, more particularly described as follows:

Lot 79, Phase 2, Section A, Alexander's Ridge Subdivision, as situated in Section 27, Township 1 South, Range 6 West, as shown on Plat of record in Plat Book 75, Pages 29-30, in the office of Chancery Clerk of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being PART OF THE SAME property conveyed to the Grantor by deed of record at BOOK 395, PAGE 27, in said Register's Office.

The said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforescribed real estate; that party of the first part has good right to sell and convey the same; that the same is unencumbered,

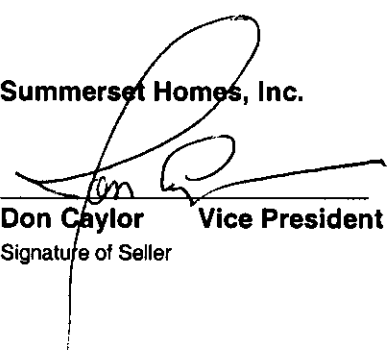
Except for Subdivision Restrictions, Building Lines and Easements of record as shown in Plat Book 75, Page 29-30. 2003 Desoto County Taxes and 2003 City of Olive Branch Taxes are not yet due and payable.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

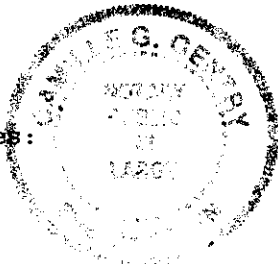
Summerset Homes, Inc.


Don Caylor Vice President
 Signature of Seller

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared, Don Caylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Vice President of Summerset Homes, Inc., the within named bargainor, a corporation, and that he as such Vice President, being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 20 day of February, 2003.



Camille G. Gentry
Notary Public

My commission expires:

My Comm. Exp. 12-31-2006

Return To:
Mark Miesse, Atty.
7518 Enterprise Avenue
Germantown, TN 38138

Name and address of Buyer:
Kippie L. Allen
7776 Alexander Crossing Drive
Olive Branch, MS 38654
(W) 901-508-899
(H) 901-759-3900

Name and Address of Seller:
Summerset Homes, Inc.
2129 Germantown, Tn 38138
Cordova, TN 38018
(W) 901-757-8077
(H) 901-757-8077

Parcel # 1068. 2703. 0-00079.00